June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Cheltenham (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

June 2026

Cheltenham (Montgomery, PA)

New Listings 45

-4.3% from May 2026: **47**

12.5% from Jun 2025: **40**

YTD	2026	2025	+/-
	241	**246**	-2.0%

5-year Jun average: **48**

New Pendings 41

2.5% from May 2026: **40**

-6.8% from Jun 2025: **44**

YTD	2026	2025	+/-
	201	**220**	-8.6%

5-year Jun average: **42**

Closed Sales 47

34.3% from May 2026: **35**

51.6% from Jun 2025: **31**

YTD	2026	2025	+/-
	173	**191**	-9.4%

5-year Jun average: **44**

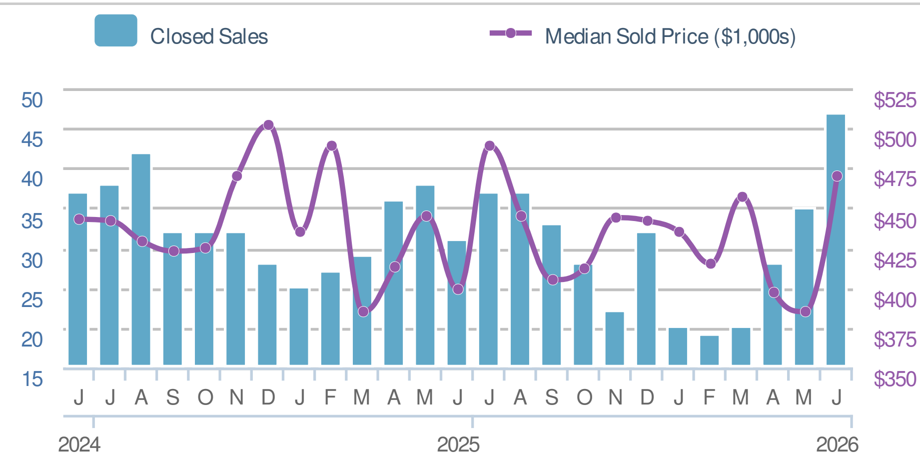
Median Sold Price $470,000

22.1% from May 2026: **$385,000**

17.8% from Jun 2025: **$399,000**

YTD	2026	2025	+/-
	$445,000	**$420,000**	6.0%

5-year Jun average: **$416,450**



Active Listings 59

59

Min 37 — 52 — Max 59

5-year Jun average

May 2026	Jun 2025
49	**55**

Avg DOM 29

29

Min 12 — 21 — Max 36

5-year Jun average

May 2026	Jun 2025	YTD
42	**36**	**36**

Avg Sold to OLP Ratio 99.5%

99.5%

Min 97.6% — 101.0% — Max 103.0%

5-year Jun average

May 2026	Jun 2025	YTD
98.6%	**97.6%**	**98.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

June 2026

Cheltenham (Montgomery, PA) - Detached

New Listings 27

-10.0% from May 2026: **30**
50.0% from Jun 2025: **18**

YTD	2026	2025	+/-
	158	**155**	1.9%

5-year Jun average: **28**

New Pendings 23

-20.7% from May 2026: **29**
-23.3% from Jun 2025: **30**

YTD	2026	2025	+/-
	130	**145**	-10.3%

5-year Jun average: **26**

Closed Sales 34

54.5% from May 2026: **22**
78.9% from Jun 2025: **19**

YTD	2026	2025	+/-
	116	**127**	-8.7%

5-year Jun average: **30**

Median Sold Price $523,500

-2.7% from May 2026: **$538,000**
11.4% from Jun 2025: **$470,000**

YTD	2026	2025	+/-
	$511,250	**$480,000**	6.5%

5-year Jun average: **$475,710**

Summary

In Cheltenham (Montgomery, PA), the median sold price for Detached properties for June was $523,500, representing a decrease of 2.7% compared to last month and an increase of 11.4% from Jun 2025. The average days on market for units sold in June was 21 days, 27% above the 5-year June average of 17 days. There was a 20.7% month over month decrease in new contract activity with 23 New Pendings; a 30.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 34; and a 23.3% increase in supply to 37 active units.

This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.63 in May and a decrease from 1.74 in June 2025. The Contract Ratio is 42% lower than the 5-year June average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 37

37
Min 26 | 34 | Max 43
5-year Jun average

May 2026	Jun 2025
30	**31**

Avg DOM 21

21
Min 8 | 17 | Max 29
5-year Jun average

May 2026	Jun 2025	YTD
31	**29**	**31**

Avg Sold to OLP Ratio 100.5%

100.5%
Min 98.9% | 101.9% | Max 103.8%
5-year Jun average

May 2026	Jun 2025	YTD
102.0%	**98.9%**	**99.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

June 2026

Cheltenham (Montgomery, PA) - Attached

New Listings — 18

5.9% from May 2026: **17**	-18.2% from Jun 2025: **22**

YTD	2026	2025	+/-
	82	91	-9.9%

5-year Jun average: **20**

New Pendings — 18

63.6% from May 2026: **11**	28.6% from Jun 2025: **14**

YTD	2026	2025	+/-
	71	75	-5.3%

5-year Jun average: **16**

Closed Sales — 13

0.0% from May 2026: **13**	8.3% from Jun 2025: **12**

YTD	2026	2025	+/-
	57	64	-10.9%

5-year Jun average: **14**

Median Sold Price — $265,000

6.0% from May 2026: **$250,000**	-4.8% from Jun 2025: **$278,500**

YTD	2026	2025	+/-
	$265,000	$278,250	-4.8%

5-year Jun average: **$290,090**

Summary

In Cheltenham (Montgomery, PA), the median sold price for Attached properties for June was $265,000, representing an increase of 6% compared to last month and a decrease of 4.8% from Jun 2025. The average days on market for units sold in June was 51 days, 67% above the 5-year June average of 31 days. There was a 63.6% month over month increase in new contract activity with 18 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from May) to 20; and a 15.8% increase in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.91 pendings per active listing, up from 0.84 in May and an increase from 0.79 in June 2025. The Contract Ratio is 56% lower than the 5-year June average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings — 22

22

Min 11 — 18 — Max 24

5-year Jun average

May 2026	Jun 2025
19	24

Avg DOM — 51

51

Min 11 — 31 — Max 51

5-year Jun average

May 2026	Jun 2025	YTD
61	45	48

Avg Sold to OLP Ratio — 97.0%

97.0%

Min 95.5% — 99.0% — Max 102.7%

5-year Jun average

May 2026	Jun 2025	YTD
92.8%	95.5%	95.4%

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Cheltenham (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings — 15

25.0% from May 2026: **12**	7.1% from Jun 2025: **14**

YTD	2026	2025	+/-
	55	**61**	-9.8%

5-year Jun average: **15**

New Pendings — 13

116.7% from May 2026: **6**	30.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	45	**47**	-4.3%

5-year Jun average: **12**

Closed Sales — 8

14.3% from May 2026: **7**	0.0% from Jun 2025: **8**

YTD	2026	2025	+/-
	34	**37**	-8.1%

5-year Jun average: **10**

Median Sold Price — $295,000

-14.9% from May 2026: **$346,500**	-11.9% from Jun 2025: **$335,000**

YTD	2026	2025	+/-
	$317,500	**$315,000**	0.8%

5-year Jun average: **$311,730**

Summary

In Cheltenham (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $295,000, representing a decrease of 14.9% compared to last month and a decrease of 11.9% from Jun 2025. The average days on market for units sold in June was 54 days, 160% above the 5-year June average of 21 days. There was a 116.7% month over month increase in new contract activity with 13 New Pendings; a 45.5% MoM increase in All Pendings (new contracts + contracts carried over from May) to 16; and a 36.4% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.07 pendings per active listing, up from 1.00 in May and an increase from 0.94 in June 2025. The Contract Ratio is 55% lower than the 5-year June average of 2.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

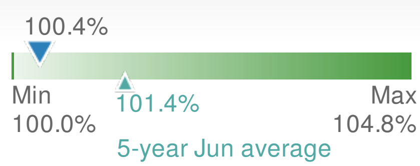
Active Listings — 15

May 2026	Jun 2025
11	**16**

Avg DOM — 54

May 2026	Jun 2025	YTD
19	**12**	**34**

Avg Sold to OLP Ratio — 100.4%



May 2026	Jun 2025	YTD
96.6%	**100.1%**	**98.5%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.